
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	638 A Street, NE	<input checked="" type="checkbox"/> Consent
		<input type="checkbox"/> Concept
Meeting Date:	October 27, 2011	<input checked="" type="checkbox"/> Alteration
Case Number:	11-514	<input type="checkbox"/> New Construction
Staff Reviewer:	Amanda Molson	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner William Sisolak, with plans prepared by the Levine Group, requests Board approval for a one-story garage at the rear of 638 A Street, NE in the Capitol Hill Historic District.

Property Description

Construction of 638 A Street, NE pre-dates available permit data, but the house likely dates to the 1870s or early 1880s. The house is sited on a generously deep lot, which opens into an alley accessible from A Street and Constitution Avenue. The alley is occupied by numerous one-story garages, including one next door at 636. A two-story converted carriage house is located mid-square, just behind the subject property.

Proposal

The applicant proposes to construct a one-story garage, extending the width of the lot to accommodate two cars. At approximately 23' deep and 13' tall, the garage would replace an existing shed and pergola with the new garage structure and a new pergola, roughly comparable in depth to the garage at 636. The garage would be parged in pebble-dash stucco, with hardipanel inserts on the east-facing elevation to mimic window openings.

Evaluation

The proposed garage is compatible with the character of the alley and with the historic district in overall massing, fenestration, and materials. Although pebble-dash stucco is a less common material choice for Capitol Hill's garages, it is not without precedent and is appropriate for this simple structure. There will be some minor visibility of the garage from 7th Street, as viewed across an open parking area. However, because of the compatible design of the garage and existing views of other garages along the alley from this vantage point, this raises no preservation issues.

Recommendation

The HPO recommends that the Board approve the plans as consistent with the purposes of the preservation act.